

PLANNING DEPARTMENT

PLANNING DEPARTMENT
CIVIL ENGINEERING
111 NW 1st Street, 11th Floor
Miami, FL 33128

June 21, 2004

Ms. Diane O'Quinn Williams, Director
Department of Planning and Zoning
Miami Dade County
111 NW 1st Street, 11th Floor
Miami, FL 33128

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204-241
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

RE: DISTRICT BOUNDARY CHANGE TO BU-1A
3215 NW 103rd St., Miami-Dade County, FL

BY BC

Dear Ms. O'Quinn-Williams:

Pursuant to your departmental rules and regulations, this will constitute the applicant's letter of intent submitted in conjunction with the above referenced zoning hearing application.

We are respectfully requesting your favorable review and recommendation of a district boundary change from the RU-2, Two-Family Residential Zoning District to the BU-1A, Limited Business District, in order to permit a commercial development.

This proposed BU-1A zoning is consistent with the Comprehensive Development Master Plan and its Land Use Plan Map's Business and Office designation for the property. Furthermore, the design of the proposed site plan and location of the site on the northwest corner of the intersection of a section line road (NW 103rd St) and a half-section line road (NW 32nd Ave.) affords the application compatibility with the surrounding area.

Enclosed for the Department's review are seven (7) sets of architectural plans, which show the development of the site with a proposed convenience store, a gas station with four pump islands, and a self-service enclosed carwash building.

The propose convenience store will be located at the western portion of the property with the canopied gas pumps straddled along the length of the site which is parallel to NW 103rd St. Similarly, the enclosed car wash building is to be located towards the interior rear portion of the site, buffered from the northerly properties by a 6'-0" high masonry wall and a 20'-0" landscaped area. Excluding ingress and egress, the entire perimeter of the property is to be landscaped with royal palms, yellow trumpet trees, and silver button wood shrubs. This will diminish impact to the adjacent residential communities.

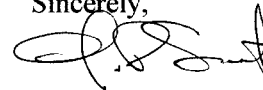
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The proposed BU-1A zoning will allow the applicant to provide a service to the community with the physical development of the site as stated above.

In considering the proposed district boundary change in relation to the surrounding area, the application's compatibility with the same, and the gasoline service station's land use, we suggest that the proposed application will not be contrary to the public interest.

In closing, we respectfully request your favorable review of this application and thank you for your considerate attention to this matter. Please, do not hesitate to contact us at (305) 740-4373 if you have any additional questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Georgina Santiago', with a stylized flourish at the end.

Georgina Santiago